

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Downey State: CA

PJ's Total HOME Allocation Received: \$7,912,247 PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	80.65 %	94.82 %	87	94.94 %	4	3	
% of Funds Disbursed	74.36 %	83.49 %	77	84.35 %	14	11	
Leveraging Ratio for Rental Activities	2.78	5.69	55	4.59	41	35	
% of Completed Rental Disbursements to All Rental Commitments***	43.26 %	73.69 %	73	81.38 %	7	6	
% of Completed CHDO Disbursements to All CHDO Reservations***	24.84 %	60.98 %	78	68.05 %	6	5	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.33 %	78.15 %	42	79.65 %	44	49	
% of 0-30% AMI Renters to All Renters***	16.67 %	41.60 %	74	44.76 %	12	9	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.67 %	91.58 %	64	94.31 %	22	22	
Overall Ranking:			In State:	79 / 92	Nationally:	10 7	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$47,049	\$32,063		\$25,245	12 Units	6.40 %	
Homebuyer Unit	\$31,271	\$19,349		\$14,395	31 Units	16.60 %	
Homeowner-Rehab Unit	\$30,052	\$26,200		\$20,186	144 Units	77.00 %	
TBRA Unit	\$0	\$2,753		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Downey CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$50,776	\$157,998	\$29,791
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.06

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	83.3	38.7	55.6	0.0
Black/African American:	8.3	0.0	0.7	0.0
Asian:	0.0	0.0	2.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	8.3	61.3	40.3	0.0
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HOUSEHOLD SIZE:

1 Person:	41.7	12.9	41.7	0.0
2 Persons:	50.0	12.9	33.3	0.0
3 Persons:	8.3	16.1	6.3	0.0
4 Persons:	0.0	29.0	8.3	0.0
5 Persons:	0.0	16.1	6.3	0.0
6 Persons:	0.0	9.7	4.2	0.0
7 Persons:	0.0	3.2	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	41.7	16.1	11.1	0.0
Elderly:	8.3	0.0	54.9	0.0
Related/Single Parent:	25.0	16.1	10.4	0.0
Related/Two Parent:	0.0	64.5	20.8	0.0
Other:	25.0	3.2	2.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.3	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	91.7	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

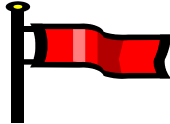
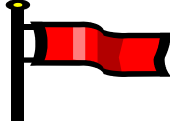
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Downey State: CA Group Rank: 10
 State Rank: 79 / 92 PJs (Percentile)
 Overall Rank: 7 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	43.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	24.84	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	91.67	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.73	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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